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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>409 U Street NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>LeDroit Park Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
ANC:	<b>1B</b>	<input checked="" type="checkbox"/> Concept Review
		<input type="checkbox"/> Permit Review
Meeting Date:	<b>September 27, 2018</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>18-603</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, owner Chris Wells, seeks concept review for a two-story rear addition and new roof dormer at 409 U Street NW, which is a contributing building in the LeDroit Park Historic District. Plans were prepared by District Design LLC.

### **Property Description and Context**

The subject property is the west half of a brick, gothic revival duplex house. Like all the houses on this block, it was designed by architect James H. McGill as part of the original 1870s LeDroit Park development. It exhibits a high degree of integrity and shares many characteristics with the other McGill houses. The property and its joined neighbor symmetrically share a complex roof consisting of numerous hips, dormers, valleys, ridges, and Yankee gutters. The neighboring house across the driveway to the west has a two-story rear wing addition and non-original roof dormer.

### **Proposal**

The addition would measure 10 x 17 feet and require the demolition of the rear wall. It would be brick with arched double-hung windows and a cornice to match and align with the existing cornice of the main block of the house. The addition would have a flat roof and be enclosed with a wood railing of newel posts and crossed rails. A new gabled dormer, six feet wide, would be built symmetrically with the existing dormer of 407 U Street.

### **Evaluation**

The first consideration of any addition is whether it is compatible with the house and the immediate context of its part of the historic district. Visibility of the addition is a secondary concern that only needs to be considered if the first consideration of compatibility falls short of the Board's standards.

The principles by which the Board evaluates the compatibility of additions are outlined in *Additions to Historic Buildings* (1997) and, relevant to this case, include scale, height, massing and roof shape. In these considerations the proposed addition matches the design approach one would expect to see in a rear wing built in the late 19<sup>th</sup> century. The addition by its traditional fenestration and aligned cornice matches the scale and height of the main house. The new dormer matches precisely the form typically found in the low pitched and multiple hipped roofs of this shape.

### **Recommendation**

*The HPO recommends the Board find the concept design for a two-story rear addition to 409 U Street NW to be compatible with the character of the historic district and delegate final approval to staff.*

*Staff contact: Brendan Meyer*